

3 Intake

Scheduling

- Schedule an intake appointment through the Applicant Services Center. For an earlier date, contact dpdprioritygreen@seattle.gov to be rescheduled into a priority appointment.
- Allow two weeks between the submittal of Priority Green Expedited eligibility documents and your intake appointment.

Intake Appointment

- Bring all permit plan sets and documents typically required.
- For DPD Alternative Path, provide details and notes on plan sets demonstrating conformance with program requirements
- Return signed agreement letter accepting program requirements prior to or at intake appointment.

You do not need to bring preliminary LEED or Built Green checklist or intent letter to the intake meeting – these will be on file at DPD.



4 Permit Processing & Plan Review

Initial Plan Review

Target time reduced 50% for single family and townhouse applications

Target time reduced 25% for multifamily and commercial applications

- Call 206-684-7744 or email dpdprioritygreen@seattle.gov—your single point of contact to facilitate resolution of issues during plan review

Priority processing ensures faster plan review and earlier permit issuance



5 Final Inspection

DPD Alternative Path

DPD will verify that all Priority Green elements were built and installed per approved plans.

Built Green, LEED for Homes, LEED for Homes Multifamily Midrise & LEED New Construction

- Prior to final inspection, submit final Built Green or LEED checklist
- Prior to final inspection, submit correspondence signed by the Built Green or LEED for Homes verifier, or by the LEED consultant, verifying that:
 - All applicable inspections and performance testing is complete and meets requirements.
 - Documentation has been submitted to Built Green or LEED for certification.
 - The project, based on available information, is expected to achieve the required LEED or Built Green certification level.

DPD will confirm the project will achieve the appropriate level of certification prior to the final inspection and certificate of occupancy.

Priority Green program requirements are conditions of the permit, therefore, non-compliance is subject to a violation under the building code.

PRIORITY GREEN

Streamlining Sustainable Development

Priority Green Eligibility Documents

- For single family and multifamily, provide amount of conditioned floor area per dwelling unit on checklist or on correspondence.

DPD Alternative Path

- Demonstrate design achieves 3 credits from the Options in Table 9-1 2009 Seattle Energy Code. (Target UA and equipment sizing form can be found at: www.seattle.gov/dpd/Codes/Energy_Code/Overview/default.asp)
 - Provide mechanical sizing form or copy of issued mechanical permit for Options 1a, 1b, 1c & 2.
 - Provide plumbing fixture specifications or copy of issued plumbing permit for Options 5a & 5b.
 - Provide details and/or text for building envelope Options 3a, 3b, 3c, 4a, 4b, 6 & 8.
- Provide specifications for WaterSense plumbing fixtures.
- Submit a Construction Waste Management Plan to achieve 75% recycling rate.

Mechanical and plumbing permits must be issued prior to building permits.

Built Green, LEED for Homes & LEED for Homes Multifamily Midrise

- Preliminary LEED or Built Green checklist
- Letter of intent signed by an approved LEED for Homes or Built Green verifier describing the services provided and identifying the certification level to be achieved.

LEED New Construction

- Preliminary LEED or Built Green checklist
- Letter of intent signed by the owner, architect of record and LEED consultant indicating intent to design, construct and certify at LEED Gold or higher. Include access code to LEED online to allow review by DPD. (Read-only access is acceptable.)

PRIORITY GREEN

Streamlining Sustainable Development

Fundamentals

DPD Priority Green incentives set high but achievable thresholds for energy efficiency, water conservation and waste reduction.

Resource Conservation *As home size doubles energy consumption increases by roughly a quarter, and material consumption increases by roughly half • Priority Green homes save between 200–275 pounds of CO₂ per year for each square foot of living space that is eliminated.*

Energy Efficiency *According to the U.S. Department of Energy, buildings consume 70% of all electricity produced in the U.S. and generate 40% of the nation's greenhouse gas emissions • A typical gas-heated 2,200 square foot Priority Green home will save 3,500 kWh of energy (costing about \$335) per year.*

Water Conservation *Using large volumes of water increases maintenance and life-cycle costs for building operations • A typical, four-person, Priority Green household using WaterSense faucets, showerheads and toilets, with electric hot water heating, will save about 6,800 gallons of water and 600 KWh of electricity every year.*

Construction Waste Recycling *reduces demand for virgin resources and the environmental impacts associated with resource extraction, processing and transportation • Recycling 75% of the waste from construction of a typical 2,000 square foot home will divert 6,000 pounds of debris from the landfill.*

EXPEDITED Program Guide

As part of a suite of permitting incentives, Priority Green EXPEDITED shortens review times for new single family, multifamily and commercial building projects that meet typical green building standards. Priority Green primarily relies on established green building certification programs to set thresholds and monitor compliance.

Applicants benefit from:

- **Single point of contact** for swift, accurate response
- **Priority processing** for faster intake appointments, routing and issuance
- **Expedited initial plan review** times so construction starts sooner:
 - › **4 weeks faster** for Single Family and Townhouses
 - › **2 weeks faster** for Multifamily and Commercial



Designer: Playhouse Design Group • Builder: Greenleaf Construction • Photographer: Vicaso

KEY CONTACTS

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www.seattle.gov/dpd/PriorityGreen



City of Seattle
Department of Planning & Development

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ELIGIBILITY

Commercial and Multifamily		
Commercial includes all non-residential uses. Projects must meet the Seattle Building Code and the following requirements:		
LEED 2009 New Construction Gold or Platinum	-or-	LEED 2009 for Homes Multifamily Midrise Gold or Platinum
	-or-	Built Green 2011 Multi-Family 4-Star or 5-Star
-and-		
Perform 15% better than 2009 Seattle Energy Code		
EA 1 Optimize Energy Performance —achieve 10 points		EA 1 Optimize Energy Performance —achieve 10 points
		3-5 Participation in third-party review and inspection (certify via NW Energy Star Homes)
Perform 20% better than 2009 Uniform Plumbing Code & install EPA WaterSense ² plumbing fixtures		
WE Prerequisite 1 Water Use Reduction -or- WE 2 Innovative Wastewater Technologies -or- WE 3 Water Use Reduction		WE 3 Indoor Water Use 3.1b Showerheads 3.2 Faucets & Toilets
		2-51 Bathroom Faucets 2-53 Kitchen Faucets 2-54 Showerheads 2-58 Toilets 2-59 Urinals 2-56 Use Greywater for Toilet Flushing
Recycle 75% of construction and demolition debris		
MR 2 Construction Waste Management —achieve 2 points		MR 3.2 Construction Waste Management —achieve 2.5 points
		5-31 85% of job site waste to recycling facility with 75% recycling rate

Alternatives to LEED and Built Green required credits may be considered on a case by case basis.

¹ As defined in the 2009 Seattle Energy Code, gross conditioned floor area is measured from the interior plane of the exterior wall.

² WaterSense fixtures are required for bath faucets & aerators, showerheads, urinals and tank type toilets. Kitchen faucets and flushometer toilets are not yet rated by WaterSense: www.epa.gov/watersense

Single Family and Townhouses		
Projects must meet the Seattle Residential Code, contain 2,200 sf or less of gross conditioned floor area ¹ per dwelling unit and meet the following requirements:		
DPD Alternative Path & Passive House	-or-	LEED 2009 for Homes Gold or Platinum
	-or-	Built Green 2011 4-Star or 5-Star
-and-		
Perform 15% better than 2009 Seattle Energy Code		
Achieve 3 points from Table 9-1 of the Seattle Energy Code		EA 1.1 Performance of Energy Star for Homes (certify via NW Energy Star Homes) -or- Achieve all points for the following: EA 2 Insulation EA 3 Air Infiltration EA 4 Windows EA 5 Heating & Cooling EA 6 Space Heating & Cooling EA 7 Water Heating EA 8 Lighting EA 9 Appliances
Passive House standards meet or exceed this requirement		3-5 Participation in third-party review and inspection (certify via NW Energy Star Homes)
Perform 20% better than 2009 Uniform Plumbing Code & install EPA WaterSense ² plumbing fixtures		
Required flow rates ≤ 2.2 gpm Kitchen Faucets & Aerators ≤ 1.5 gpm Bath Faucets & Aerators ≤ 2.0 gpm Showerheads ≤ 1.28 gpf Toilets		WE 3.1 High-Efficiency Fixtures & Fittings -or- WE 3.2 Very High-Efficiency Fixtures & Fittings
		2-44 Bathroom Faucets & Showerheads 2-45 Kitchen Faucets 2-46 Low-Flow Toilets -or- 2-47 Dual Flush Toilets -or- 2-48 Composting Toilets
Recycle 75% of construction and demolition debris		
Attain 75% recycling rate		MR 3.2 Construction Waste Reduction —achieve 2.5 points
		5-25 85% of job site waste to recycling facility with 75% recycling rate

HOW TO GET STARTED

Priority Green Expedited optimizes DPD's standard permit process resulting in quicker permitting. Once eligible for Priority Green, there are no additional steps or permit fees involved during the permitting process.

LEED and **Built Green** projects require third party verification. It is the applicant's responsibility to retain an approved third-party verifier or LEED consultant to document and verify the appropriate certification level. Once construction is complete, the third party professional must submit documentation to DPD confirming the certification will be achieved.

DPD Alternative Path is available for single family and townhouse projects and provides an option for applicants who choose not to use a third party rating system. These projects require documentation that is verified by DPD staff.

Single family and townhouse projects using **Passive House** standards meet or exceed DPD Alternative Path energy fundamentals, and are eligible if size limit and other requirements are met.

1 Research & Coaching

- Confirm your project can meet the requirements for one of the Priority Green Expedited options
- If you have questions on the program, requirements or process email dpdprioritygreen@seattle.gov

A single point of contact will be assigned to each Priority Green project to facilitate the permit process.

2 Preliminary Application Materials

- Check Priority Green Expedited box on Preliminary Application Form to indicate interest
- For single family and multifamily, provide amount of conditioned floor area per dwelling unit on checklist or on correspondence
- Prior to your intake appointment, submit Priority Green Expedited eligibility documents via email to dpdprioritygreen@seattle.gov

DPD staff review Priority Green Expedited eligibility documents to ensure projects meet minimum standards and documentation is complete. Applicants will be notified within two weeks to confirm eligibility with an agreement letter or request further information.